



September 30, 2024

Town of Horizon City  
14999 Darrington Road  
Horizon City, Texas 79928

Attention: Mr. Art Rubio,  
Chief Planner

Reference: Verdancia Unit One Subdivision – Modification Request Letter - **REVISED**

Dear Mr. Rubio:

Hunt Communities, GP, LLC is requesting the following modifications from the Town of Horizon City Subdivision Regulations.

1. Modification from a 52-ft wide residential sub-collector street right-of-way to a 54-ft wide street right-of-way at all local residential sub-collector streets. The 54-ft street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks and a 34-ft wide pavement structure with curb & gutter.
2. Modification to use a 60-ft wide street right-of-way residential collector, which consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, a 40-ft wide pavement structure with curb & gutter. This right-of-way will be consistent with the adjacent existing residential collector street of Desert Springs Dr. to the west.
3. Modification to use a 68-ft wide residential collector at enhanced neighborhood entrances. The 68-foot street will consist of two 5-ft parkways, two 5-ft wide concrete sidewalks, two 18-ft wide pavement structures and a 12-ft raised landscape median with curbs & gutter. Landscape areas will be maintained by the HOA.
4. Modification from an existing 74-ft wide collector arterial street right-of-way to a 69-ft wide collector arterial street right-of-way, along Paseo Del Este Blvd. The proposed 69-ft collector arterial street will consist of two 5-ft landscape parkways, two 22-ft wide pavement structures and a 15-ft raised landscape median, with curbs & gutter. The sidewalk will consist of an 8-ft wide concrete structure and will be located adjacent to this right-of-way, and meandering within the abutting Common Open Space 27.5-ft wide landscaped buffer. This will provide a visually appealing and safe walking trail along this corridor. Landscape areas will be maintained by the HOA.
5. Modification from a 50-foot radius cul-de-sac street to a 50-ft and a 53 ½ -foot radius cul-de-sac with interior parking/landscape islands. The proposed cul-de-sac and parking/landscape islands will enhance the neighborhood character, reduce the impervious surface, and aid to eliminate typical cul-de-sac “stack” parking, while maintaining adequate room for emergency vehicle turning movement. Landscape areas will be maintained by the HOA.



Mr. Art Rubio, Chief Planner  
Verdancia Unit One - Modification Request-Revised  
September 30, 2024

On behalf of the developer and CEA Group, we thank you in advance for your prompt attention to this issue and look forward to a favorable consideration to our modifications. If you have any questions, please do not hesitate to call me at (915) 544-5232 or email [jgrajeda@ceagroup.net](mailto:jgrajeda@ceagroup.net).

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'Jorge Grajeda', written over a faint, larger version of the signature.

Jorge Grajeda, P.E.  
Project Manager

I-2090-028-verdanciaunitonesubd.\_thc modificationrequest.ar.30sept.2024  
JG/jg

Attachment: Preliminary Plat & Exhibits

cc: Jose Lares, P.E., Hunt Communities, LLC.